

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0511992

Insp Area: 4

Thos Bros: 277B4

Site Address: 1954 SAN JUAN RD SAC

Parcel No: 225-0230-061

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

ALLSTATE RENOVATIONS INC
2111 EAST SANTA FE STE 310
OLATHE KS 66202

OWNER

WOODBIDGE - 301 L L C
2028 SAN JUAN RD
SACRAMENTO, CA 95833

ARCHITECT

Nature of Work: REMOVE & REPLACE BALCONY HANDRAILS, PATIO FENCES & EXTERIOR LAPSIDING (REVREPLACE ENTIRE BALCONY PER AP PLANS)

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 846896 Date 11/16/05 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 11/16/05 Applicant/Agent Signature [Signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier EXEMPT Policy Number OUT OF STATE INS Exp Date

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 11/16/05 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
 PLANNING & BUILDING DIVISION
 PERMIT SERVICES SECTION
 (916) 808-2534 FAX: (916) 808-7046

ACTIVITY # <u>0511992</u>	Insp. Area
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Applicant **MUST** complete ALL Unshaded Areas

ADDRESS: 1954 SAN JUAN ROAD Suite: _____
 PARCEL #: 225-0230-061

<p style="text-align: center;">CONTACT</p> <p>Name: <u>Tomás Kleppe</u> Street Address: <u>2111 E. Santa Fe, #310</u> City/State/Zip: <u>Olathe, KS 66062</u> Phone: <u>913-915-2818</u> E-Mail: <u>TK @ Allstateerr.com</u></p>	<p style="text-align: center;">LICENSED CONTRACTOR Lic No. # <u>846896</u></p> <p>Name: <u>Allstate Renovations, Inc.</u> Street Address: <u>2111 E. Santa Fe, #310</u> City/State/Zip: <u>Olathe, KS 66062</u> Phone: <u>913-782-2000</u> E-Mail: <u>TK @ allstateerr.com</u></p>
<p style="text-align: center;">ARCHITECT/ENGINEER</p> <p>Name: _____ Street Address: _____ City/State/Zip: _____ Phone: _____ E-Mail: _____</p>	<p style="text-align: center;">OWNER</p> <p>Name: <u>CTL Management, Inc.</u> Street Address: <u>2028 San Juan Rd.</u> City/State/Zip: <u>Sacramento, CA 95833</u> Phone: <u>916-925-8658</u> E-Mail: <u>woodbridge @ CTLMANAGEMENT.COM</u></p>

⇒ Will permittee have any employees on the jobsite? No Yes ⇒ Insurance Co.: _____

⇒ WORKER'S COMPANSATION POLICY # _____ EXPIRATION DATE: _____

NATURE OF WORK IN DETAIL: Remove & Replace Entry Handrails, Remove & Replace
Patio fences. Remove & Replace exterior lap siding.

OCCUPANT/TENANT: 16 Units VALUATION: \$9,872⁰⁰

FLOOD STATUS			S.C.A.T.								
			BLDG	SHELL	APT	TI ()	REM ()	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES			BLDG	MECH	PLUMB	ELEC		SITE	FIRE		
# Stories	1 st Flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y / N		Fed Code	Vio. [H]	File [Quad]	
						SPR	ALARM			PW	UTIL
B	L	P	M	E	F	S		D			

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT: Yes No
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed



Planning Case

PLANNING AND BUILDING
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998
916-808-5656
916-264-5543 FAX

MINOR MODIFICATION TO PREVIOUS APPROVAL

FILE NUMBER: Z05-088	PREVIOUS FILE NUMBER(s): P84-227			
SPECIAL PERMIT <u>XX</u>	OR PLAN REVIEW _____			
PROJECT LOCATION: 2028 San Juan Road (Woodbridge Apartments)				
APN: 225-0230-061	ZONING: R-2B			
APPLICANT'S NAME & ADDRESS:				
<table border="1"> <tr><td>Duarte Construction</td></tr> <tr><td>P.O. Box 1260, Loomis, CA 95650</td></tr> <tr><td>916-652-0355</td></tr> </table>		Duarte Construction	P.O. Box 1260, Loomis, CA 95650	916-652-0355
Duarte Construction				
P.O. Box 1260, Loomis, CA 95650				
916-652-0355				
PROPOSED PROJECT: Rebuild apartment building destroyed in a fire, siding changes, new windows, and façade upgrade on the existing apartment buildings				
ANALYSIS & CONDITIONS: There is an existing special permit approval for the multifamily construction on the site. Any changes to a property with a previous special permit requires a Minor Modification. The project must comply with the following conditions:				
<ol style="list-style-type: none"> 1. This approval applies to all buildings within the apartment complex such that they will be renovated consistently throughout the complex as proposed in the plans submitted. 2. The new exterior siding materials shall consist of horizontal siding and stucco, with trim and details as shown on the elevations as submitted. 3. Applicant shall obtain all necessary building permits prior to commencing construction. 4. All building permits shall be in substantial conformance with the approved plans. 5. Any other changes or additions shall require additional Planning review and approval. 				
APPROVED BY:	Evan Compton, Assistant Planner			
	FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR			
DATE: 04-05-05				

cc: Applicant, Z Log Book, File (Original)

Exhibits: 1. Approved Plans

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 2028 San Juan Road Bldg 1954	APN: 225-0230-061
DRPB AREA / PUD / SPD: Expanded North	ZONING: R-2B
EXISTING LAND USE: Apartment Complex	
PROPOSED USE: Siding changes, new windows, façade upgrade on existing apartment buildings	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: Z05-088 (Approved 04-05-05) Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input checked="" type="checkbox"/>	Route to SITE for plan check and inspection. <i>/N</i>
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Must meet the conditions in Z05-088. No other planning issues. No additional Design Review required, exterior modifications approved in Z05-088.	
DATE: 08/09/05	BY: Bonnie Surgeon

SAN JUAN ROAD

2042

285	283
286	284
279	281
280	282

2046

301	299	297	295
302	300	298	296
287	289	291	293
288	290	292	294

1954

15	13	11	9
16	14	12	10
1	3	5	7
2	4	6	8

1958

17	32
18	31
19	30
20	29
21	28
22	27
23	26
24	25

AZEVEDO

2038

273	271
274	272
275	277
276	278

2034

263	261	259
264	262	260
263	267	269
266	268	270

2014

209	208
210	207
211	206
212	205
213	204
214	203
215	202
216	201

2006

185	182
186	181
187	180
188	179

189	186
190	185
191	184
192	183

2002

161	184
170	183
171	182
172	181
173	180
174	179
175	178
176	177

MOONTREE DR.

YARWOOD

LEMITAR

253	251
254	252
255	257
256	258

2030

TEN.
CTS.

POOL

RAC. BALL

REC. HALL

2028

53	51	49
54	52	50
55	57	59
56	58	60

1970

75	73	71	69
76	74	72	70
62	64	66	68
61	63	65	67

217	232
218	231
219	230
220	229
221	228
222	227
223	226
224	225

2018

247	245	243	241
248	246	244	242
234	236	238	240
235	235	237	239

2022

POOL

1974

79	77
80	78
81	83
82	84

1978

85	96
86	95
87	94
88	93
89	92
90	91

1981

97	112
98	111
99	110
100	109
101	108
102	107
103	106
104	105

1994

149	148
150	147
151	146
152	145
153	144
154	143
155	142
156	141

131	129	127	125
132	130	128	126
133	135	137	139
134	136	138	140

1986

117	115	113
118	116	114
119	121	123
120	122	124

WOODBIDGE APARTMENTS
PROPERTY MAP
2028 SAN JUAN Road
SACRAMENTO, CA 95833

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INSPECTION DISCIPLINES			BLDG	MECH	PLUMB	ELEC		SITE	FIRE	
# Stories	1 st Flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y / N		Fed Code	File [Quad]	
						SPR	ALARM			
B	L	P	M	E	F	S		D	PW UTIL	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT: Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed



Housing Case

PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
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